

January 3, 2023

FROM: Alison Kisselgof

SUBJECT: ZBA Special Permit Applications January 26, 2023

This provides a summary of the Special Permit applications that will be heard at the January 26th ZBA meeting – materials for these projects can be found on the ZBA’s agenda page for this meeting:

<https://www.chilmarkma.gov/zoning-board-appeals/agenda/zoning-board-appeals-meeting-35>

1. JOHN HASTINGS FOR MARTHA J. WINSTON REVOCABLE TRUST OF 2011:

Map 30 Lot 67 ~ 8 Abels Neck Road; Article 4 Section 4.2A3 and Article 6 Section 6.6;

The applicant would like to install a 15’ by 40’ in-ground lap pool at a location that does not meet the 50-foot setback from the eastern lot line. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by an existing solar array. Pool equipment will be housed in an existing basement. The pool will be equipped with an off-season safety cover. The application will be heard at the 1/9/23 Site Review Committee meeting.

2. CHUCK SULLIVAN OF SULLIVAN + ASSOCIATES ARCHITECTS FOR 443 SOUTH ROAD, LLC:

Map 25 Lot 1.1 ~ 443 South Road; Article 4 Sections 4.2A1 and 4.2A3 and Article 8 Section 8.3;

The applicant would like to construct an addition and renovate a pre-existing, non-conforming structure, remove and reconstruct a 778 square foot guesthouse at a new location and install an 18’ x 36’ in-ground swimming pool with sound-proofed equipment shed. The pool will be heated with the energy offset by an existing solar array. The pool will have a 4 foot cedar frame with black vinyl mesh enclosure and a off-season safety cover. The application will be heard at the 1/9/23 Site Review Committee meeting.

3. CHRIS ALLEY OF SCHOFIELD, BARBINI & HOEHN INC. FOR RICHARD and PAMELA SAUBER:

Map 18 Lot 58 ~ 4 Meeting House Road; Article 4 Section 4.2A3;

The applicant would like to install an 18’ by 55’ in-ground lap pool and equipment shed at locations that meet the 50-foot setback from the lot lines. The pool will have the minimum 4-foot enclosure. The pool will be heated by air-source heat pump with the power offset by enrolling in a green energy plan. The pool will be equipped with an off-season safety cover. The application will be heard at the 1/9/23 Site Review Committee meeting.